

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
May 24, 2016
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Jonathan Boardman, Charles Kraiza and Eric Lukingbeal. Also present Francis Armentano, Director of Community Development.

The meeting opened at 7:02 p.m.

The Commission received a request to add an item to the agenda. The owner of property at 103 Petersen Road, Jeffrey Bliss, is seeking a 90-day extension for the filing of the mylar copy of the subdivision plan.

ON A MOTION by Eric Lukingbeal, seconded by Jonathan Boardman, the Commission approved (5-0) a request to add to the agenda the consideration of a 90-day extension for the filing of the Mylar copy of the subdivision plan which creates an additional lot for property at 103 Petersen Road.

Public session: There was no public comment.

Minutes: The minutes of May 10, 2016 were received.

ON A MOTION by Margaret Chapple, seconded by Eric Lukingbeal, the Commission voted (5-0-0) to approve the minutes of May 10, 2016.

Public Hearings:

It was noted that the applicant for the Public Hearing had not arrived. The Commission agreed to move the public hearing to a later time on the agenda.

Request by Ken Kuhl for an Informal Discussion regarding the extension of a Commercial Zone on Salmon Brook Street.

Ken Kuhl introduced himself to the commission. He discussed the recently created lot of 6.25 acres at the corner of East and Salmon Brook Street. He indicated that he has a client who is interested in purchasing this parcel and discussed the various options of use. The parcel is in the residential R30 zone and abuts to the town's Commercial, C2 zone to the south. Mr. Kuhl was seeking comments on changing the 6.25 acres from R30 to C2. He also asked about the time it would take to accomplish a change in zone. Fran explained the zone change procedure once an application is received. Chairman Johnson indicated that they couldn't offer any substantial comments without a better understanding of the proposed use, the design or a general layout of the site. Fran noted concerns regarding storm drainage and the ability of the soils to accommodate septic systems. Mr. Kuhl indicated that soil testing was scheduled for the property. The discussion ended following a brief discussion of the proposed roundabout and how it might impact this parcel.

Public Hearings: The public hearing for an application seeking a Special Permit for personal service, (beauty salon) for property located at 2 Park Place, File Z-5-16 opened at 7:16 p.m. Eric Mainardi addressed the commission. He provided an overview of the renovations that have occurred at 2 Park Place. He explained that the building is used primarily as shared office space, but wants to use the former garage space for a beauty salon. He discussed the parking area as noted on the application site plan. Fran discussed the location of the parking spaces and the zoning requirements. He noted that along with the request for the Special Permit for the salon, the application seeks approval of the site plan for the parking design and for the sign location. Fran referenced an email from Richard Zlotnick, president of the Salmon Brook Historic Society, stating that the society has no concerns or comments on this application. The Commission members discussed the parking layout, the overall aesthetics of the site and the parking lot surface materials. Eric Mainardi noted that for now he will be using recycled crushed stone. He eventually will be paving the lot as he feels this will have a much more professional look.

There was no public comment.

The Public Hearing closed at 7:30

Discussion of 103 Petersen Road:

The Commission held a brief discussion concerning the 90-day extension for the filing of the map, mylar copy, approved October 27, 2015, File P-1-2015. Fran discussed the process and history of this second request.

ON A MOTION by Eric Lukingbeal, seconded Charlie Kraiza, and the Commission voted (5-0-0) to approve a 90-day extension for the filing of the mylar copy of the subdivision plan which creates an additional lot for property at 103 Petersen Road. This motion allows the mylar copy of the maps to be filed no later than August 17, 2016.

Staff Reports and Correspondence:

Fran briefly discussed the progress at the Greenway Apartments. He noted construction is underway and buildings could be up as early as this coming week. He updated the members on the Plan of Conservation and Development. He anticipates that the PZC will hold a Public Hearing on the Plan in September.

Commission discussion of items of interest or concern: There was no discussion.

Consideration of the above applications, where the Commission has concluded the public hearing:

The Commission held a discussion concerning the application seeking a Special Permit for personal service, (beauty salon) for property located at 2 Park Place. Fran noted the drainage for the parking lot will need to be in place and approved prior to the issuance of a CO.

ON A MOTION by Eric Lukingbeal, seconded by Mark Lockwood, the Commission voted (5-0-0) to approve the application seeking a Special Permit for personal service, (beauty salon) for property located at 2 Park Place, File Z-5-16, as presented with modifications to the parking space location and surface material as proposed.

The meeting adjourned at 7:35 p.m.

Respectfully submitted

Anne Winsor
Acting Recording Secretary

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